

ROCKY HILL PLANNING BOARD
Minutes of the March 13, 2007 Meeting

Present: C. Cann, L. Goldman, B. Griner, J. Hasser, C. Pihokken, R. Whitlock, A. Youtz, J. Yuchmow, E. Zimmerman

Absent: R. Ayrey, G. Dietrich, J. Witt

Also present: V. Kimson and K. Philip

Statement Of Adequate Notice

Pursuant to the Sunshine Law, a notice of this meeting's date, time, place and agenda was mailed to the news media, posted on the Municipal bulletin board and filed with the Municipal Clerk. The meeting was called to order at 7:30 p.m.

Approval of Minutes

- a) January 9, 2007 – Motion made and seconded to approve the regular meeting minutes of January 9, 2007 as amended. The vote was 9-0 in favor of those eligible to vote. Motion carried.
- b) January 9, 2007 Closed Session: Motion made and seconded to approve the closed session meeting minutes of January 9, 2007. The vote was 9-0 in favor of those eligible to vote. Motion carried.

Chairman's Comments and Correspondence:

C. Pihokken reminded members about the need to sign up for training from the State. He stated that the application review committee is attempting to make a number of changes to the review process. Improvements are needed so that all reports and revised plans are provided to the board for review. He stated that he will work with Bill Tanner to make sure that board members receive up to date information. He stated that he would like to appoint a subcommittee of board members to participate in the application review process. E. Zimmerman recommended that we model our review after the process used by Montgomery Township.

R. Whitlock stated that he is unsure if escrow fees have been collected for recent proposals before the Board. Ms. Kimson stated that some applications do not require escrow fees. Rocky Hill's fee schedule is very low and it was recommended that we look at fee schedules from surrounding towns for a comparison.

Open Public Comment Period: The meeting was then opened to the public.

Phil Hayden, Washington Street, stated that reviewing meeting materials in the library is handy but someone should work with library staff on filing the material. It was difficult finding the material and staff was unable to assist. The general concern he has is regarding the issue of demolition by neglect of historic resources, there is a cornice on the Clarke House that is being removed due to rot. He felt that the cornice is key to the historic district. He stated that he is

unsure if demolition by neglect could be determined or an ordinance be written for this. The loss of that building would result in a loss of integrity in the district and may result in removing the district from the list of historic places. R. Whitlock stated that a property maintenance ordinance is in effect but he is unsure if this covers his concerns. L. Goldman asked how the municipality can ask someone to maintain something at a great cost because it benefits the community and recommended the Borough offer a grant if such a request was made.

Being that there was no one else who wished to address the board, the public portion of the meeting was closed.

Applications:

- a) Jay and Franci Kravetsky, 50 Crescent Avenue
Minor Site Plan – Historic District: Shed construction

Chairman Pihokken stated that the request is for the installation of a shed in the rear of the property. Mr. Tanner received the proposal and determined that the board should review the proposal. Frances Kravetsky, applicant, was sworn in and stated that they would like to install an 8x12 shed in the back of the property. She stated that additional storage is needed and the shed is proposed next to the garbage area of the Sante Fe Grill. She advised that the shed is crème in color but attempts will be made to paint the shed to match the house or another color chosen to blend with the landscape. There is fence in the rear and the top of the shed will be seen from adjacent properties.

The meeting was opened to the public. Being that no one wished to address the board, motion was made by R. Whitlock and J. Hasser seconded the motion to close the public portion of the meeting.

Motion was made by R. Whitlock and J. Hasser seconded the motion to approve the site plan request. The vote was 9-0 in favor. Motion carried.

For: Cann, Goldman, Griner, Hasser, Pihokken, Whitlock, Youtz, Yuchmow, Zimmerman

Against: None

Abstain: None

It was determined that the total square footage of the shed is 96 and a permit is not needed for the shed. Permits are required for any structure or addition over 100 square feet.

- b) Frederick and Jill Cook, 73 Washington Street
Site Plan - Preservation Plan

Frederick Cook, applicant, and Michael Burns, planner for the applicant, were sworn in. Mr. Burns provided proof of publication to Ms. Kimson. Mr. Burns stated that the proposal is to renovate an existing home. He advised that the applicant, Frederick Cook, has been a resident of Rocky Hill for 37 years, additional space is needed in the home and he would like to remain here with his growing family. The house is in the historic district and preservation plan approval is

required. The proposed size of the house is 5900 square feet, the proposal is for a two story addition in the back of the house and a one-story addition for a formal front porch in front. Mr. Burns stated that all of the improvements will conform with all the required setbacks and height restrictions.

Mr. Burns presented four photographs of the property and surrounding properties to the east and west (Exhibit A-1). He stated that the rear addition provides additional space for expanding the kitchen area and family room on the first floor and providing additional living space on the second floor. The design for the covered porch in front is traditional and new stairs are proposed. Mr. Burns stated that the house is shingled and clapboard is desired. New double hung windows are proposed throughout, the windows will have shutters which will not be operable but will appear operable. Mr. Burns stated that the front of the house is modest in detail and he presented the elevations of the proposed home (Exhibit A-2). He stated that he received an informal request from Bill Tanner, Engineer to the Board, to provide the sideyard dimensions on the plan to confirm that they fall within the required setbacks. He stated that this information has been added to the plan. Mr. Burns read the report from the historic architectural consultant and they generally approve the massing and the relation of the houses to the setback. He stated that the plans originally showed a flat roof between the addition and the existing home when in fact the roof slopes so the water can run off both sides of the house in to copper gutters. Mr. Burns stated that double hung windows 2 over 2 or 6 over 6 were recommended but the applicant prefers 2 over 2 and this is what is being proposed.

L. Goldman stated that the box window proposed on the porch is not shown on the elevations. Mr. Burns stated that this was an oversight and will be corrected. R. Whitlock stated that the proposal is a great improvement and he asked about the proposed color of the home. Mr. Cook stated that they will not paint the façade blue but the color chosen will be a historic color.

Mr. Burns stated that the revised plans presented tonight were given to Mr. Tanner on February 28th. Chairman Pihokken stated that the revised plans were not given to the Board although the plans were received in time for distribution to the board.

The meeting was opened to the public.

Phil Hayden, 38 Washington Street, stated that the plans are fantastic, most of the proposed changes to the façade are attributed to the report from the historic architectural consultant and the changes address his concerns. He asked if wood or vinyl windows are proposed. Mr. Burns stated that this has not been determined but they would like to replace the windows with something appropriate to the age of the structure. He believes that the house was constructed around 1910. Mr. Hayden stated that he reviewed the records and there was a large structure on this property that fronted on Crescent Avenue in the 1870's and this building may have been the barn.

Being that no one else wished to address the board, motion was made by J. Hasser and C. Cann seconded the motion to close the public portion of the meeting.

Motion was made and seconded to approve the application with the condition that Ms. Kimson verify that the revised plans presented tonight showing the approved design are in the file.

The vote was 9-0 in favor. Motion carried.

For: Cann, Goldman, Griner, Hassler, Pihokken, Whitlock, Youtz, Yuchmow, Zimmerman

Against: None

Abstain: None

Motion was made and seconded to go into closed session. The vote was 9-0 in favor. Motion carried.

FOR: Cann, Goldman, Hassler, Griner, Pihokken, Whitlock, Youtz, Yuchmow, Zimmerman

AGAINST: None

ABSTAIN: None

Being that there were no other matters before the board, motion was made and seconded to adjourn the meeting at 9:30 p.m. Motion carried.

The next meeting is scheduled for Tuesday, April 10, 2007.

Respectfully submitted,

Kerry A. Philip
Secretary